# Appendix C2

# Phase II Environmental Site Assessment

# Phase II Environmental Site Assessment Report

**Performed at:**
Proposed San Gabriel Aquatic Center
Ballfield at 635 North California Avenue
La Puente, California 91744

**Prepared for:**
Sirius Environmental
1478 North Altadena Boulevard
Pasadena, California 91107

**Project Number:**
045.06619

**Report Date:**
August 25, 2021

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### APPENDIX

# 1.0 INTRODUCTION

EFI Global Inc. (EFI Global) has performed a Phase II Environmental Site Assessment (ESA) at an educational property located at 635 North California Avenue, in an unincorporated area of the City of La Puente, California (the Site). This assessment was performed based on the findings obtained from the EFI Global Phase I ESA, dated April 23, 2021 (Project Number 045.05245) which reported that the Site was located within an area of known regional chlorinated groundwater impacts from the San Gabriel Valley National Priorities List (SGV NPL) Area 4.

The Site is slated to be redeveloped with an aquatic center which will include: a 25 meter recreational pool, a 50 meter competition swimming pool, a pollinator garden, a shade structure, an amphitheater, a natural playground, a plaza, and an aquatic center structure within the northern ballfield portion of the school property. EFI Global was unable to rule out the potential for vapor intrusion from the SGV NPL into the proposed aquatic center structure and thus, the Site's location within an area with groundwater impacts related to the regional SGV NPL was considered a recognized environmental condition (REC) for the Site.

To evaluate the REC, EFI Global performed this Phase II ESA consisting of a total of thirteen soil vapor probes advanced in a grid-like array within the ballfield and small western parking lot portions of the Site. Soil vapor samples were analyzed for volatile organic compounds (VOCs) with an on-site mobile laboratory.

# 2.0 SITE INFORMATION

This section provides pertinent site information, including the location, description, and the geologic and hydrogeologic settings.

## 2.1 SITE LOCATION AND DESCRIPTION

The Site is located on the north side of the North California Avenue and East Temple Avenue intersection, in an unincorporated area of the City of La Puente. The school property is approximately 9.35 acres in size and is developed with several school structures within the eastern and southern portions, a ballfield within the central and northern portions, and a small parking lot within the western portion. The Site is currently occupied by Temple Elementary School. The remaining portions of the property consist of an asphalt-paved parking lot within the eastern portion of the property and limited landscaped areas.

## 2.2 PREVIOUS ENVIRONMENTAL INVESTIGATION

EFI Global prepared a *Phase I Environmental Site Assessment Report, Proposed San Gabriel Aquatic Center Project, 635 North California Avenue, La Puente, Californinia*, dated April 23, 2021. The Site was described as approximately 9.35 acres in size and developed with several school structures on the east and south portions occupied by the Temple Elementary School. The remaining portions of the Site consisted of an asphalt-paved parking lot enclosed by a chain-linked fence on the west portion and a recreational ballfield in the remainder. The Site was historically developed with a residence and agricultural land from1904 through at least 1953. By 1957, the Site was redeveloped with eight of the existing school structures and vacant areas utilized for recreational activities. The Site has remained in this configuration through the present and has solely been occupied by the Temple Elementary School. The Site was idenitifed within the SGV NPL area. The SGV NPL consists of regional groundwater impacted by trichloroethylene (TCE), tetrachloroethylene (PCE), 1,1-dichloroethene (1,1-DCE), and 1,4-dioxane. The groundwater plume is approximately 5 square miles in size and exists along the axis of the San Jose Creek in the San Gabriel Valley groundwater basin. The United States Environmental Protection Agency (USEPA), Los Angeles Regional Water Quality Control Board (LARWQCB), Department of Toxic Substances Control (DTSC), the Main San Gabriel Basin Watermaster, and the San Gabriel Basin Water Quality Authority are the lead agencies responsible for investigations and remedial activities. The remedial solutions adopted have included an extraction and treatment system which consist of extraction wells. EFI Global observed three

groundwater monitoring wells adjacent to the Site. Additional groundwater monitoring wells were observed adjacent to the northeast and southeast of the adjoining Allen J. Martin city park and within the residential neighborhood to the northwest. According to the San Gabriel Valley Basin *Groundwater Quality Management and Remediation Plan*, dated March 18, 2020, prepared by the San Gabriel Basin Water Quality Authority, these wells are associated to the Puente Valley Operable Unit for the monitoring of shallow and intermediate groundwater zones. According to the figures of the report, updated February 13, 2020, the contaminate plume that underlies the Site contains VOCs that are greater than the State of California maximum contaminant level (MCL). Given the identification of groundwater impacted with VOCs and groundwater reported less than 100 feet bgs, and the sensitive land use as a school, EFI Global could not rule out the potential for the plume to be underlying the Site as a Vapor Encroachment Condition (VEC) and representing a REC.

## 2.3 Regional and Hydrogeologic Setting

The Site is located within the eastern portion of the Los Angeles Basin, which is a part of the Peninsular Range geomorphic province, and located between the Pacific Ocean and west of the Puente Hills. The Peninsular Range geomorphic province is characterized by northwest-trending topographic and structural features and is bound by the Transverse Range province to the north and the Colorado Desert province to the east. The inland part of the Peninsular Range province consists of numerous mountain ranges that are composed predominantly of igneous and metamorphic rocks of the Mesozoic-age and Paleozoic-age. An irregular coastal plain is located on the western edge of the province (including the Los Angeles Coastal Plain and Basin), which is composed predominantly of marine and non-marine clastic deposits of Upper Cretaceous-, Tertiary- and Quaternary-age (*California Geomorphic Provinces Note 36,* California Geological Survey, December 2002).

Hydrogeologically, the Site is located in the eastern portion of Los Angeles County and within the San Gabriel Valley Groundwater Basin (Basin number 4-013). The San Gabriel Valley Groundwater Basin consists of water-bearing sediments that underlies the San Gabriel Valley and portions of the upper Santa Ana Valley that is located within Los Angeles County. The San Gabriel Valley is bound to the north by the Raymond fault and the contact between the Quaternary sediments and consolidated basement rocks of the San Gabriel Mountains (*California Department of Water Resources, Bulletin 118*, California's Groundwater, 2004). The closest surface water is the Puente Creek located approximately 1,700 feet to the south.

## 2.4 Local Geologic and Hydrogeologic Settings

The elevation of the Site is approximately 315 feet above mean sea level (Figure 1 Site Location Map; United States Geological Survey Baldwin Hills, California 7.5-minute topographic quadrangle). Based on our review of groundwater data presented in the State Water Resources Control Board (SWRCB) GeoTracker website, groundwater was detected at a leaking underground storage tank (LUST) site (CKS Investment, Inc., 15135 East Amar Road) approximately 0.47-mile (2,500 feet) east of the Site at approximately 70 to 100 feet below ground surface (bgs). Based on the compliance monitoring at the LUST site in 2021, the regional groundwater flow direction is estimated to be towards the northwest along Amar Road; however, local groundwater flow direction may vary. No wetlands were identified at the Site or immediately surrounding properties.

# 3.0 FIELD PREPARATION

EFI Global's field investigation included a geophysical survey to screen the proposed boring locations of utility conflicts, the installation of vapor probes, and the collection of soil vapor samples at the Site. The field activities conducted during the subsurface work are summarized in this section of the report.

## 3.1 Underground Utilities Clearance

Prior to conducting field activities, EFI Global personnel clearly marked the work area with white paint and visually inspected the Site for access limitations and other hindrances or issues that might be encountered during

fieldwork. Underground Service Alert (USA) was notified of the pending fieldwork a minimum of three full working days before mobilization, and the owners of subsurface utilities subsequently checked for utility conflicts. No utilities or other hindrances were identified in the chosen boring locations.

### 3.2 GEOPHYSICAL SURVEY

On July 9, 2021, and prior to soil vapor sampling, EFI Global field personnel directed Ground Penetrating Radar Services (GPRS) in performing a geophysical survey. The goal of the survey was to scan the 13 proposed sample locations in order to identify subsurface utilities or other subsurface features that may impede boring advancement. The geophysical survey was conducted using ground-penetrating radar (GPR) equipment and various utility line tracers. GPR uses electromagnetic pulses that are broadcasted into the ground and reflect back to an antenna located at the surface at different rates (depending on depth and materials encountered). No subsurface utilities or other obstructions were identified at the proposed boring locations. Appendix A contains a complete copy of the survey report.

## 4.0 FIELD ACTIVITIES

The investigation included conducting a soil vapor survey at the Site. The field activities conducted during the subsurface work are summarized in this section of the report.

### 4.1 BORING LOCATIONS AND OBJECTIVES

On July 9, 2021, EFI Global directed Optimal Technology (Optimal) to conduct a soil vapor survey throughout the Site to evaluate for the presence of VOCs in the subsurface. A total of thirteen soil vapor samples (B1-SV-5 through B13-SV-5) and one duplicate sample (B9-SV-5 Dup) were collected from thirteen sampling locations (B1 through B13; Figure 2 Site Plan) throughout the Site. The soil vapor sampling locations, investigation objectives, and soil vapor sampling depths are summarized in the table below:

| Location ID | Sample Location / Investigative Objective | Soil Vapor Sample Depth (ft bgs) |
|---|---|---|
| B1 | Western parking lot (Area of proposed parking lot) | 5 |
| B2 | Western portion of the ballfield (Area of proposed parking lot) | 5 |
| B3 | Northwestern portion of the ballfield (Area of proposed plaza) | 5 |
| B4 | Northern portion of the ballfield (Area between pollinator garden and 25 meter recreational pool) | 5 |
| B5 | Northern portion of the ballfield (Area between pollinator garden and northern portion of 25 meter recreational pool) | 5 |
| B6 | North-central portion of the ballfield (Area adjacent to the north of the 25 meter recreational pool) | 5 |
| B7 | South-central portion of the ballfield (Area beneath the footprint of the proposed aquatic center structure) | 5 |
| B8 | Southern portion of the ballfield (Area of propsed parking lot) | 5 |
| B9 | Western parking lot (Area of proposed parking lot) | 5 |
| B10 | Southeastern portion of the ballfield (Service access area south of 50 meter competition pool) | 5 |
| B11 | Southeastern portion of the ballfield (Adjacent to the east of the 50 meter competition pool) | 5 |

| Location ID | Sample Location / Investigative Objective | Soil Vapor Sample Depth (ft bgs) |
|---|---|---|
| B12 | Northeastern portion of the ballfield (adjacent to the east of the 50 meter competition pool) | 5 |
| B13 | East portion of the ballfield (North of existing school playground) | 5 |

**Notes:**

ft bgs = feet below ground surface

## 4.2 SOIL VAPOR SAMPLING

On July 9, 2020, and upon completing the geophysical survey, EFI Global field personnel directed Optimal Technology to conduct a soil vapor survey to evaluate for the presence of VOCs in the subsurface of the Site. The survey activities are summarized below, and additional details are presented in Optimal's report, included as Appendix B.

### 4.2.1 Sample Location and Depths

A total of thirteen soil vapor samples and one duplicate sample were collected from thirteen locations as depicted in Figure 2 Site Plan. Borings B1 and B9 were advanced within the western parking lot. Borings B2 through B13 were advanced within the ballfield in a grid-like array. Soil vapor samples were collected at a depth of 5 feet bgs.

### 4.2.2 Soil Vapor Probe Installation

In the B1 and B9 locations, the surficial asphalt pavement was initially cored using a rotary hammer drill equipped with a 1-inch diameter percussion bit. The remaining eleven probes were placed within the grass ballfield. A temporary soil vapor sampling probe was then installed by advancing a decontaminated, steel vapor sampling rod to the target sampling depth using a rotary hammer drill. Upon reaching the target sampling depth, the probe was retracted slightly, revealing a 1-inch-long permeable screen.

### 4.2.3 Purging and Sampling

At each sampling location, an electric vacuum pump set to draw 200 milliliters per minute of soil vapor was attached to the probe, and the sample train was purged of three probe volumes before sampling. Each vapor sample was collected using a gas-tight syringe by puncturing the tubing connecting the sampling probe and the sampling pump and drawing the sample into the syringe.

### 4.2.4 Leak Testing

Leakage during soil vapor sampling may either dilute samples with ambient air and produce results that underestimate actual concentrations of VOCs in soil vapor, and/or contaminate samples with external contaminants. Therefore, a leak test was conducted at every probe location during the collection of each soil vapor sample.

Isobutane was selected as the leak check compound. During purging and sampling at each location, the compound was applied near locations where ambient air could enter the sampling system or where cross-contamination may occur immediately before sampling (i.e., at the vapor probe surface completion and along the sampling train). Isobutane was reported in the analyte list at a reporting limit of 1.00 micrograms per liter (µg/l). Isobutane was not detected in any of the analyzed soil vapor samples, indicating that there was no leakage in the sample train during sampling.

# 5.0 CHEMICAL ANALYSIS

All collected soil vapor samples were immediately transferred to Optimal's on-site mobile laboratory for VOC analysis by Modified United States Environmental Protection Agency (USEPA) Method 8260B. The certified laboratory report is included in Optimal's soil vapor survey report, which is presented in Appendix A.

## 5.1 SOIL VAPOR ANALYTICAL RESULTS

Table 1 presents a summary of soil vapor analytical results, which are summarized as follows:

- Benzene was detected two of the thirteen soil vapor samples at concentrations of 0.012 micrograms per liter (µg/l) and 0.031 µg/l in samples B8-SV-5 and B10-SV-5, respectively.
- Ethylbenzene was detected in 1 of the 13 soil vapor samples analyzed at a concentration of 0.20 µg/l in sample B8-SV-5.
- No other VOCs were detected at concentrations above their laboratory detection limits (i.e., "non-detect") in any of the soil vapor samples analyzed.

As soil vapors migrate vertically from the subsurface to the sub-slab and potentially into indoor air (i.e. via vapor intrusion), subsurface structures including the slab attenuate concentrations of VOCs from the subsurface before their potential intrusion into the building. A preliminary method to evaluate if detected VOCs in soil vapor represent the potential for infiltration into building structures at concentrations posing an unacceptable risk to human health has been presented by the DTSC in the *Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* (*Vapor Intrusion Guidance*) document (DTSC, October 2011).

As a preliminary screening evaluation tool, the *Vapor Intrusion Guidance* provides default attenuation factors (α) for soil vapor data. These attenuation factors can be used in conjunction with screening levels that have been established for indoor air. The *Vapor Intrusion Guidance* provides the following formula to estimate indoor air concentrations based on soil vapor data:

$$\alpha = (C_{indoor} / C_{soil\ vapor})$$

where:

| | | |
|---|---|---|
| $\alpha$ | = | Attenuation Factor |
| $C_{indoor}$ | = | Indoor Air Concentration |
| $C_{soil\ vapor}$ | = | Soil Vapor Concentration |

For the purposes of calculating a preliminary, conservative DTSC screening level (DTSC-SL), an α of 0.03 was used, which has recently become the industry-wide standard attenuation factor.

There are two methods whereby the formulas above can be used to evaluate site-specific analytical data, as follows:

- Method 1: Soil vapor sample analytical results can be multiplied by the attenuation factor to calculate the estimated concentrations of VOCs that would be anticipated in indoor air. These estimated concentrations can then be compared directly to the established screening levels for indoor air.
- Method 2: The established screening levels for indoor air can be divided by the attenuation factor to convert them into screening levels for soil vapor. The soil vapor analytical results can then be compared to these calculated screening levels, which represent the maximum concentrations of VOCs that may be present in soil vapor without resulting in an unacceptable risk to building occupants.

Indoor air screening levels are sourced from two repositories.

1. Regional Screening Levels (RSLs) have been developed by the EPA using default exposure and toxicity criteria to provide conservative screening levels, whereby concentrations of contaminants below such

levels are not considered to represent a significant risk (including cancer and non-cancer risks) to human receptors. EPA publishes RSLs periodically. The most current release is dated May 2021. For the Site, the "Target Risk = 1E-06, Target Hazard Quotient = 1.0" RSL data set is appropriate to use.

2. DTSC recommends the use of alternative screening levels based on toxicity criteria reviewed by DTSC's Human and Ecological Risk Office (HERO). DTSC-modified Screening Levels (DTSC-SLs) are updated periodically and published in *Human Health Risk Assessment (HHRA) Note, HERO HHRA Note Number: 3, DTSC-modified Screening Levels (DTSC-SLs), Release Date: June 2020* (Note 3). For compounds that have screening criteria listed in Note 3, the alternative screening levels are used instead of RSLs.

The detections of benzene and ethylbenzene exceed the residential screening level for benzene and ethylbenzene of 0.003 µg/l and 0.037 µg/l, respectively. No VOCs were were detected above laboratory reporting limits (i.e., "non-detect") beneath the proposed aquatic center structure footprint. Additionally, no other VOCs were detected in any of the remaining soil vapor samples analyzed.

Given the absence of other VOCs, and the historical use of the Site as a ballfield with a small parking lot, it is our opinion that the benzene and ethylbenzene detected in soil vapor did not originate from an on-site release.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

EFI Global has performed a Phase II ESA at the educational property located at 635 California Street, in an unincorporated area of the City of La Puente, California. This assessment was based on the findings of EFI Global's Phase I ESA, which reported that the Site was located within an area of known regional groundwater contamination from the SGV NPL. The Site is slated to be redeveloped with an aquatic center which will include a 25 meter recreational swimming pool, a 50 meter competition swimming pool, a pollinator garden, a shade structure, an amphitheater, a natural playground, a plaza, and an aquatic center structure. EFI Global Inc. was unable to rule out the potential for vapor intrusion into the proposed aquatic center structure thus, the Site's location within the SGV NPL was considered a REC.

Accordingly, EFI Global conducted this soil vapor survey to assess the Site for the potential for vapor intrusion into the aquatic center structure. The scope of work was as follows:

- Thirteen soil vapor probes were advanced within the western parking lot and within the ballfield portions of the Site and analyzed for VOCs.

The following are EFI Global's conclusions based on the results of the assessment activities detailed herein:

- Benzene was detected at 0.012 µg/l in sampling location B8, which was advanced within the proposed parking lot and at 0.031 µg/l in B10, which was advanced near the proposed service access road and competion pool. Ethylbenzene was detected in 1 of the 13 soil vapor locations at 0.2 µg/l in B8. No VOCs were were detected above laboratory reporting limits (i.e., "non-detect") beneath the proposed aquatic center structure footprint. Additionally, no other VOCs were detected in any of the remaining soil vapor samples analyzed. The detections of benzene and ethylbenzene exceed the residential screening level for benzene and ethylbenzene of 0.003 µg/l and 0.037 µg/l, respectively.

  Given the absence of other VOCs, and the historical use of the Site as a ballfield with a small parking lot, it is EFI Global's opinion that the benzene and ethylbenzene detected in soil vapor did not originate from an on-site release.

Based on the results of the assessment activities detailed herein, only 2 out of the 13 soil vapor samples collected and analyzed contained detectable concentrations of VOCs (benzene and ethylbenzene). Further, the detections are considered to be very low despite exceeding the residential SLs, are not indicative that a significant subsurface chemical release has occurred at the Site, and are unlikely to create a vapor intrusion condition within the future structure. Nonetheless, due to the SL exceedances and planned Site use as a school (a sensitive receptor), a

vapor barrier could be installed beneath the future structure as a proactive/conservative measure. Otherwise, no additional testing or remediation is considered to be warranted.

## 7.0 SIGNIFICANT ASSUMPTIONS AND RELIANCE

This report has been prepared in accordance with generally-accepted environmental methodologies and industry standards as they relate to the Data Quality Objectives of the assessment. No warranties, expressed or implied, are made as to the professional services provided under the terms of EFI Global's contract(s) or specified in this report. This assessment has been conducted, in part, based on information, data or reports provided or prepared by others. EFI Global reviews and interprets these documents in good faith and relies that the provided data and documents are true and accurate.

Environmental conditions at the site were assessed or interpreted within the context of EFI Global's contract(s) and existing environmental regulations of applicable jurisdiction(s) as of the date of the report. Regulatory requirements, regulations and guidance are subject to change subsequent to the date of the report. Unless otherwise stated in the report, evaluating compliance of past, present or future owners with applicable local, provincial and federal government laws and regulations was not included within the scope of the assessment.

The environmental assessment is limited by the availability of information at the time of the assessment. The conclusions and recommendations regarding environmental conditions presented in this report are based on a scope of work authorized by the Client. It is possible that unreported conditions impairing the environmental status of the site may have occurred which could not be identified. EFI Global's opinions cannot be extended to portions of the site that were unavailable for direct access and observation reasonably beyond the control of EFI Global or outside of the scope of the assessment. Environmental assessment activities, particularly the sampling of soil, vapor (air), groundwater and structure materials, represent those conditions which are present at the time of sampling within the immediate vicinity of the sample(s) collected. Although sampling plans are developed in an attempt to provide what is interpreted as sufficient coverage within the assessment area to achieve the investigative objectives, no extent of sampling can guarantee all environmental conditions, potential chemicals of concern (man-made or naturally occurring) and concentrations at which they occur have been identified and quantified absolutely. The assessment performed and outlined in this report was based, in part, upon visual observations of the site and attendant structures. It should be noted that compounds, materials or chemicals of potential concern other than those described could be present in the site environment, and the possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated.

All components of this report, including but not limited to text, signatures, certifications, figures, tables, attachments, appendices, supporting documents and addenda are integral to the reporting of the assessment. This report may not be reproduced, except in full, without written approval of EFI Global.

This report has been prepared for the sole use of Sirius Environmental. The contents should not be relied upon by any other parties without the express written consent of Sirius Environmental and EFI Global.

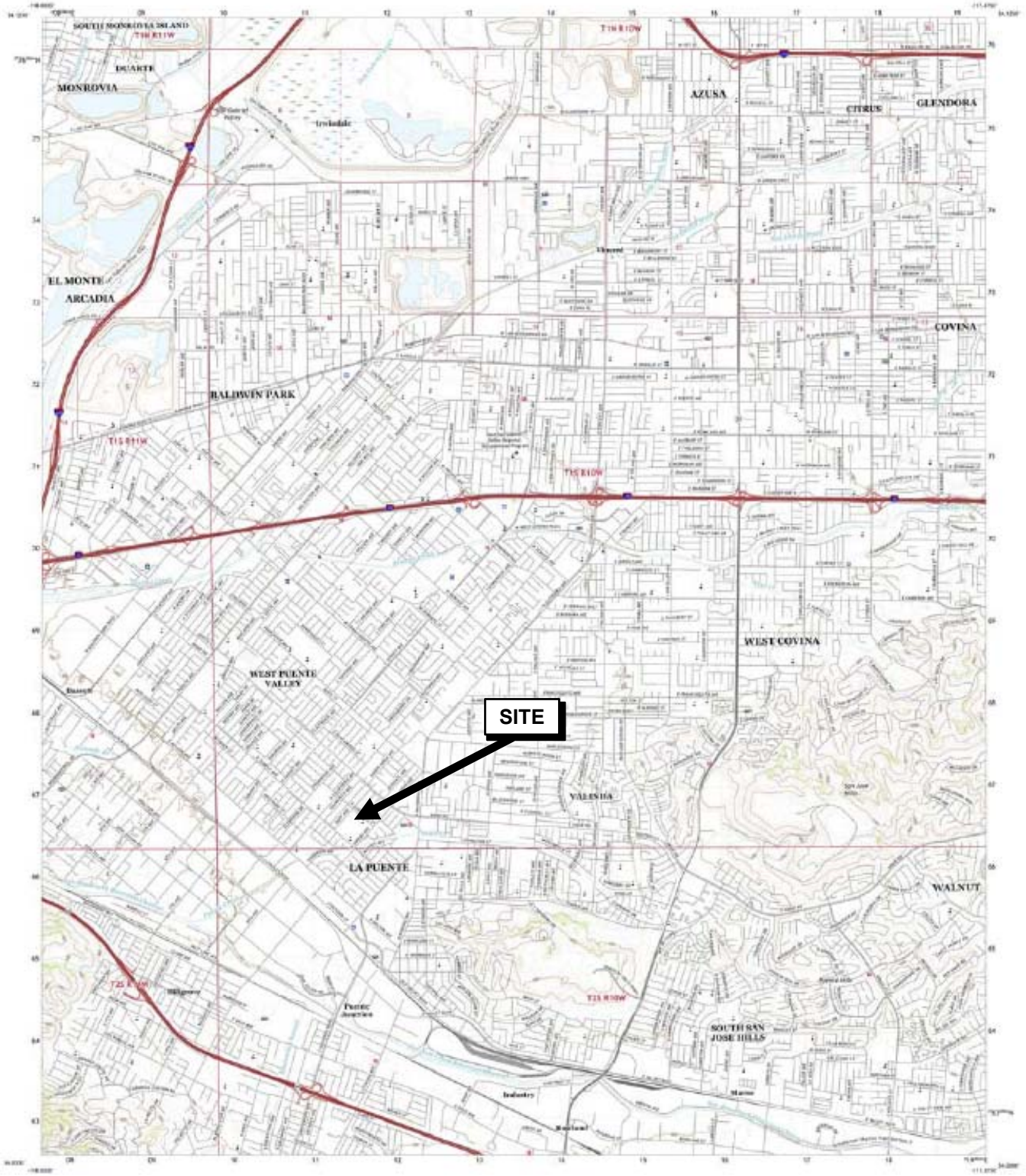
## 8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This investigation has been performed by qualified geologists, engineers, industrial hygienists, environmental scientists, and/or environmental professionals, in conformance with generally-accepted industry standards and practices.

Christopher Rude
Senior Project Manager


Brian Martasin, PG
Professional Geologist No. 8356
Principal Geologist

# FIGURES



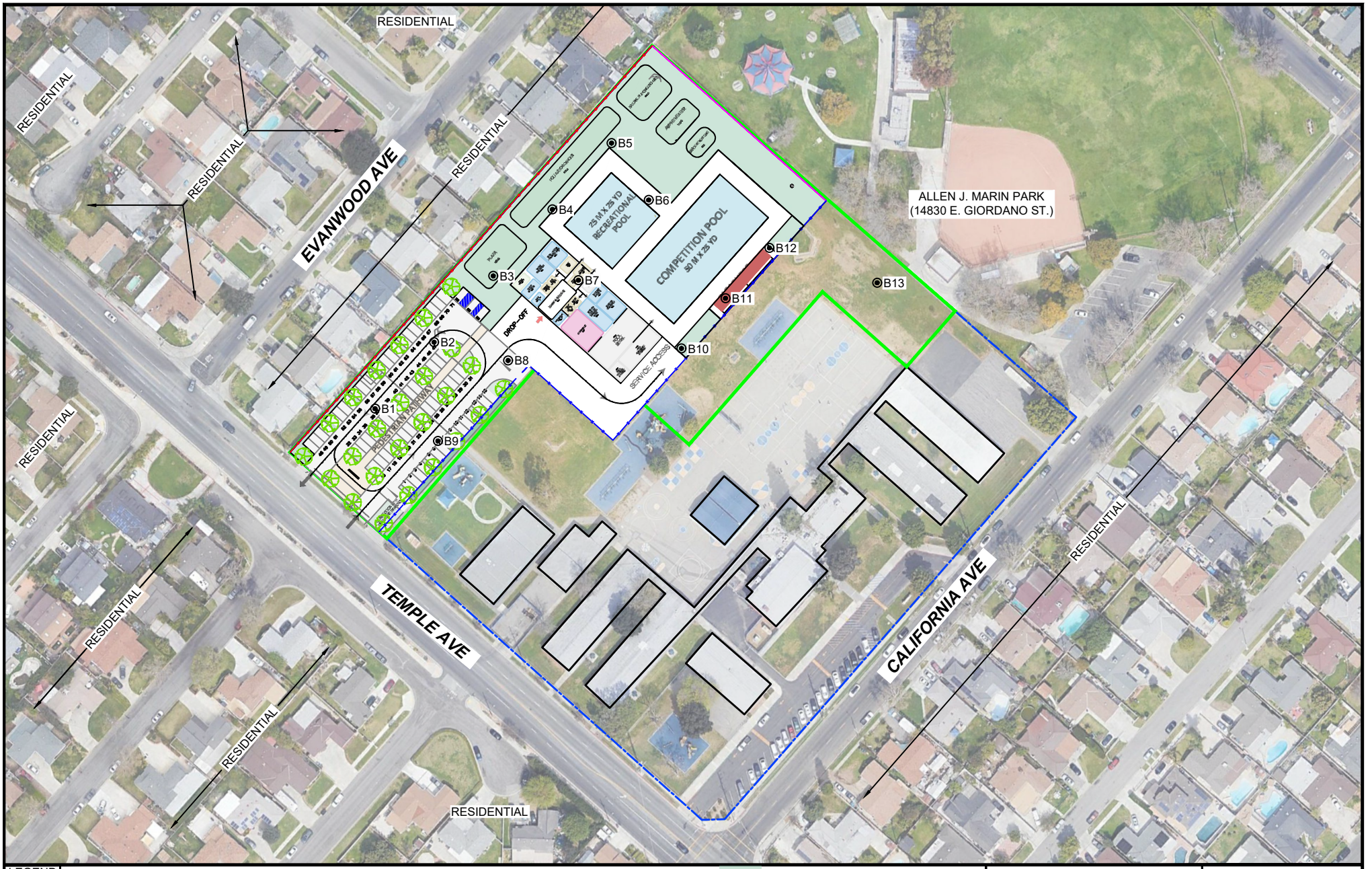

efi global

**Figure 1**
**Site Location Map**

635 North California Avenue
La Puente, California 91744

Source:
USGS Baldwin Park, CA 7.5 Minute Topographic Map

Project Number: 045.6619




LEGEND

- PROPERTY LINE
- SUBJECT STRUCTURE
- APPROXIMATE PROJECT BOUNDARY
- EXISTING FENCE
- B13 PROPOSED SOIL VAPOR PROBE LOCATION
- PUBLIC ACCESS
- BUILDINGS
- POOL
- FENCE TO BE REMOVED
- NEW FENCE
- PEDESTRIAN PATHWAY/CIRCULATION
- PARKING
- LANDSCAPE OPPORTUNITIES

APPROX. SCALE: 1"=150'

0 75' 150'

**SITE PLAN**

635 N CALIFORNIA AVE
LA PUENTE CA 91744

efi global

| | |
|---|---|
| PN: 045.05245 | FIGURE 2 |
| DT: 7/23/2021 | |
| DB: HM \| CB: DA | |

K:\CommonData\AE 2021\Projects 2021\045 Projects 2021\045.06619_Ballfield of 635 North California Avenue, La Puente, CA 91744_ PH II\045.06619_CAD\045.06619_SitePlan

# TABLE

**Table 1: Volatile Organic Compounds in Soil Vapor**
**San Gabriel Valley Aquatic Center**
**635 North California Avenue, La Puente, California 93101**

| Sample ID | Probe Depth (ft bgs) | Date | Modified EPA Method 8260B (µg/l) | | | |
|---|---|---|---|---|---|---|
| | | | Benzene | Ethylbenzene | LCC | All Other EPA 8260B VOC Analytes |
| B1-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B2-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B3-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B4-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B5-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B6-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B7-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B8-SV-5 | 5 | 7/9/2021 | **0.012** | **0.2** | ND < 1.00 | ND |
| B9-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B9-SV-5 DUP | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B10-SV-5 | 5 | 7/9/2021 | **0.031** | ND < 0 .03 | ND < 1.00 | ND |
| B11-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B12-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| B13-SV-5 | 5 | 7/9/2021 | ND < 0 .003 | ND < 0 .03 | ND < 1.00 | ND |
| **Residential-SL[1]** | | | **0.003** | **0.037** | **NA** | **Varies** |

Notes:

ft bgs = feet below ground surface

EPA = United States Environmental Protection Agency

µg/l = micrograms per liter

LCC = Leak Check Compound

Isobutane was used as the LCC

VOC = Volatile Organic Compound

ND = Not Detected at or above the detection limit

[1]Residential Screenng Levels were calculated using the EPA default attenuation factor of 0.03 and the method outlined in the Department of Toxic Substances Control's (DTSC's) *Vapor Intrusion Guidance* (DTSC, October 2011). The residential SL for benzene was calculated using DTSC-modified Screening Level for residential air in Human Health Risk Assessment (HHRA) Note 3 (DTSC, June 2020). The residential SL for ethylbenzene was calculated using the USEPA Screening Level for residential air in the Regional Screening Level Summary Table (Target Cancer Risk = 1E-06, Hazard Qutionetnt = 1 (USEPA, May 2021).

# APPENDIX A

## Geophysical Survey Report

# Job Summary

**Job Date : 7/9/2021**

| | | | |
|---|---|---|---|
| **Customer** | EFI Global | **Phone Number** | (310) 854-6300 |

| Billing Address | City | State | Zip |
|---|---|---|---|
| 5261 West Imperial Hwy. | Los Angeles | CA | 90045 |

**Job Details**

| | |
|---|---|
| **Jobsite Location** | 635 N CALIFORNIA AVE |
| **City** | LA PUENTE |
| **State** | CA |

| | |
|---|---|
| **WA Number** | 279135 |
| **Job Num** | |
| **PO Num** | |

| | | | | | |
|---|---|---|---|---|---|
| **Lead Technician** | QUIRE, JOSEPH | **Phone** | 747-758-9663 | **Email** | joseph.quire@gprsinc.com |

Thank you for using GPRS on your project. We appreciate the opportunity to work with you. If you have questions regarding the results of this scanning, please contact the lead GPRS technician on this project.

**EQUIPMENT USED**

The following equipment was used on this project:

- Underground Scanning GPR antenna. Typically capable of detecting objects up to 8' deep or more in ideal conditions but maximum effective depth can vary widely and depends on site and soil conditions. Depth penetration is most commonly limited by moisture and clay/conductive soils. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors.
- Electromagnetic Pipe and Cable Locator. Detects electromagnetic fields. Used to actively trace conductive pipes and tracer wires, or passively detect power and radio signals traveling along conductive pipes and utilities. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors.

**Work Performed**

Ground Penetrating Radar Systems performed the following work on this project:

**Underground Utility**

The scope of work included scanning the specified area to locate underground utilities. A tracer signal was sent along any accessible metallic utility or tracer wire, and the area was scanned with GPR to locate any additional targets. The locations of any detected utilities and anomalies were marked directly at the site with paint, flags, stakes, or other appropriate means, and results were reviewed with onsite personnel unless otherwise noted.

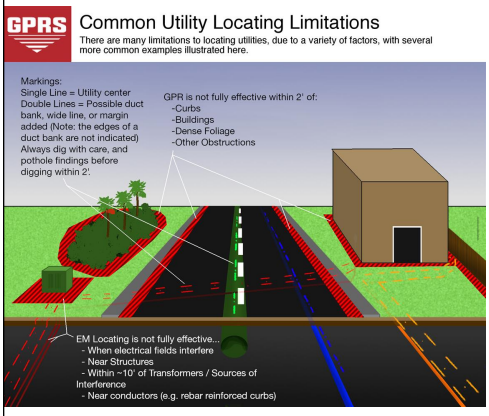
- The scope of work included scanning the areas around proposed soil borings. A radius of approximately 10' around each proposed soil boring was scanned unless otherwise noted. A total of 13 boring locations were scanned.
- Scan for underground utilities running through scope of work.
- The effective depth of GPR will vary throughout a site depending on surface and soil conditions. In this area, the maximum effective GPR depth was approximately 2 feet.

# Job Summary

**Job Date : 7/9/2021**

- Scanned locations to find under ground utilities. Marked out unknown lines in pink. Told client to stay2-3’ off all marks. Told client to stay within all borders. Told client if they need to move locations to call back out GPRS for more scanning.

## Pictures



Utility Limitations

# Job Summary

**Job Date : 7/9/2021**

# Job Summary

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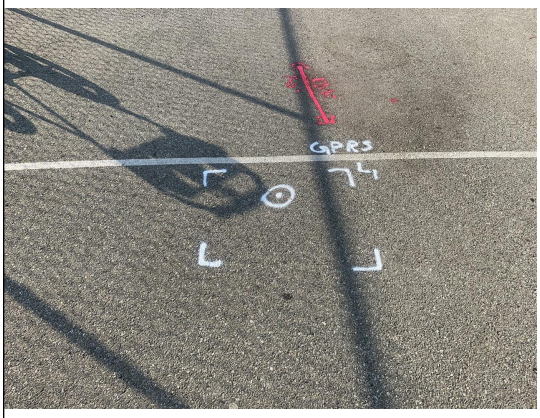
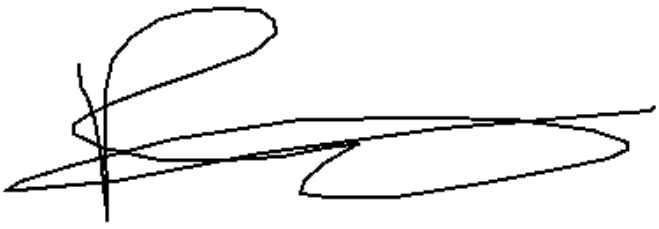



**TERMS & CONDITIONS**

http://www.gprsinc.com/termsandconditions.html

**SIGNATURE**

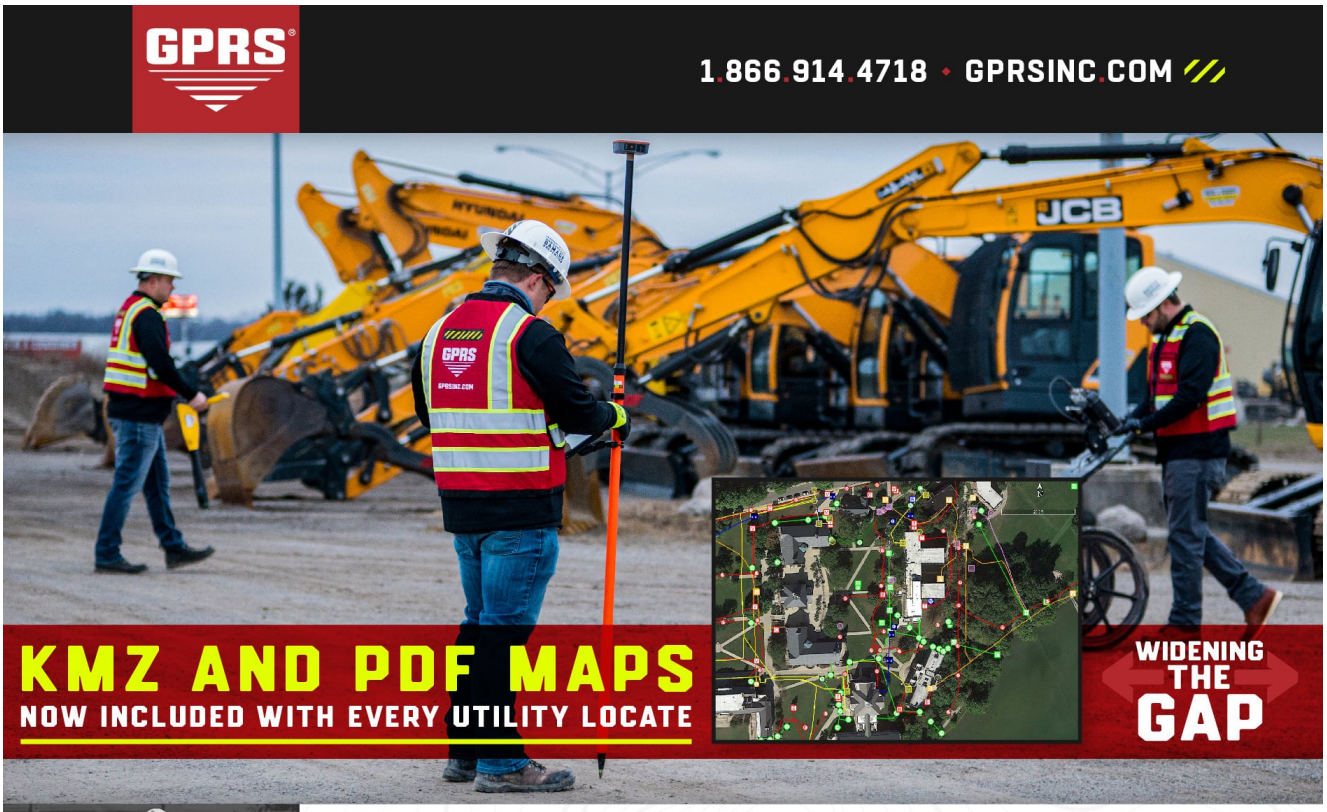


**Contact Name**

**Christopher rude (310) 854-6300 Christopher.rude@efiglobal.com**

# Job Summary

**Job Date : 7/9/2021**




## UTILITY LOCATING

To ensure the overall timely success of your project, utility detection is critical to any construction project where subsurface excavation is planned. If this critical first step is ignored, the risk for injury increases, budget overruns can multiply and your schedule can be delayed.

## VIDEO PIPE INSPECTION

Video Pipe Inspection (CCTV) is a service used to inspect underground water, sewer and lateral pipelines. VPI is a great tool for investigating cross-bores, structural faults and damages, and lateral line inspection.

## CONCRETE IMAGING

With new build construction and renovation projects, the likelihood of needing to cut or core concrete is high. There is an inherent risk of striking rebar, conduits, and post tension cables during the cutting or coring process. Our industry-leading concrete scanning services can mitigate the risks associated with saw cutting and core drilling concrete slabs.

## MAPPING & MODELING

As-built utility maps, structural as-built drawings, and facility maps are actually meant to be “as-intended” drawings as the construction process or renovations can cause deviations to the original plan. GPRS can create a comprehensive facility map that contains precise as-built conditions – giving you peace of mind by knowing exactly what exists on your property.

# APPENDIX B

## Laboratory Analytical Report

**OPTIMAL TECHNOLOGY**
Specializing in Environmental Field Services

July 12, 2021

Mr. Chris Rude
EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

Dear Mr. Rude:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for EFI Global Inc. on July 9, 2021. The study was performed at 635 N. California Ave., La Puente, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

**Gas Sampling Method**

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 5.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

**Quality Assurance**

*5-Point Calibration*
The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the $r^2$ factor generated from this line was not greater than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 0.001-1.0 micrograms per Liter (ug/L) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

**TABLE 1**

| | | |
|---|---|---|
| Dichlorodifluoromethane | Carbon Tetrachloride | Chloroethane |
| Trichlorofluoromethane | 1,2-Dichloroethane | Benzene |
| 1,1-Dichloroethene | Trichloroethene | Toluene |
| Methylene Chloride | 1,1,2-Trichloroethane | Ethylbenzene |
| trans-1,2-Dichloroethene | Tetrachloroethene | m-/p-Xylene |
| 1,1-Dichloroethane | Chloroform | o-Xylene |
| cis-1,2-Dichloroethene | 1,1,1,2-Tetrachloroethane | Vinyl Chloride |
| 1,1,1-Trichloroethane | 1,1,2,2-Tetrachloroethane | Freon 113 |
| 4-Methyl-2-Pentanone | Cyclohexane | Acetone |
| Chlorobenzene | 2-Butanone | Isobutane |

*Sample Replicates*
A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

*Equipment Blanks*
Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

*Tracer Gas Leak Test*
A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

*Purge Volume*
The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

*Shut-in Test*
A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

**Scope of Work**

To achieve the objective of this investigation a total of 14 vapor samples were collected from 13 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

**Subsurface Conditions**

Subsurface soil conditions at this site offered sampling flows at 0" water vacuum.

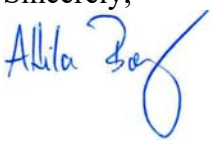
**Results**

During this vapor investigation, two samples contained levels of Benzene ranging from 0.012 ug/L to 0.031 ug/L. One sample contained 0.20 ug/L of Ethylbenzene. None of the other compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

**Disclaimer**

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions, please contact me at (877) 764-5427.

Sincerely,



Attila Baly
Project Manager

**OPTIMAL TECHNOLOGY**
Specializing in Environmental Field Services

# SOIL VAPOR RESULTS

**Site Name:** 635 N. California Ave., La Puente, CA
**Analyst:** A. Baly **Collector:** A. Baly
**Method:** Modified EPA 8260B

**Lab Name:** Optimal Technology
**Inst. ID:** Agilent 6890NF
**Detector:** Agilent 5973N Mass Spectrometer

**Date:** 7/9/21


| SAMPLE ID | BLANK-1 | B1-SV-5 | B2-SV-5 | B3-SV-5 | B4-SV-5 | B5-SV-5 | B6-SV-5 | B7-SV-5 |
|---|---|---|---|---|---|---|---|---|
| Sampling Depth (Ft.) | N/A | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Purge Volume (ml) | N/A | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 |
| Vacuum (in. of Water) | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Injection Volume (ul) | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Dilution Factor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

| COMPOUND | REP. LIMIT | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) |
|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Chloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Trichlorofluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Freon 113 | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Methylene Chloride | 0.03 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethane | 0.05 | ND | ND | ND | ND | ND | ND | ND | ND |
| Chloroform | 0.004 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,1-Trichloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Carbon Tetrachloride | 0.002 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,2-Dichloroethane | 0.003 | ND | ND | ND | ND | ND | ND | ND | ND |
| Trichloroethene (TCE) | 0.01 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2-Trichloroethane | 0.005 | ND | ND | ND | ND | ND | ND | ND | ND |
| Tetrachloroethene (PCE) | 0.01 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,1,2-Tetrachloroethane | 0.01 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2,2-Tetrachloroethane | 0.001 | ND | ND | ND | ND | ND | ND | ND | ND |
| Vinyl Chloride | 0.001 | ND | ND | ND | ND | ND | ND | ND | ND |
| Acetone | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| trans-1,2-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| 2-Butanone (MEK) | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| cis-1,2-Dichloroethene | 0.20 | ND | ND | ND | ND | ND | ND | ND | ND |
| Cyclohexane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Benzene | 0.003 | ND | ND | ND | ND | ND | ND | ND | ND |
| 4-Methyl-2-Pentanone | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Toluene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Chlorobenzene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Ethylbenzene | 0.03 | ND | ND | ND | ND | ND | ND | ND | ND |
| m/p-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| o-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Isobutane (Tracer Gas) | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |

**Note:** ND = Below Listed Reporting Limit

**OPTIMAL TECHNOLOGY**
Specializing in Environmental Field Services

# SOIL VAPOR RESULTS

**Site Name:** 635 N. California Ave., La Puente, CA
**Analyst:** A. Baly **Collector:** A. Baly
**Method:** Modified EPA 8260B

**Lab Name:** Optimal Technology
**Inst. ID:** Agilent 6890NF
**Detector:** Agilent 5973N Mass Spectrometer

**Date:** 7/9/21


| SAMPLE ID | B8-SV-5 | B10-SV-5 | B11-SV-5 | B13-SV-5 | B12-SV-5 | B9-SV-5 | B9-SV-5 Dup | |
|---|---|---|---|---|---|---|---|---|
| Sampling Depth (Ft.) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | |
| Purge Volume (ml) | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | |
| Vacuum (in. of Water) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Injection Volume (ul) | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | |
| Dilution Factor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |

| COMPOUND | REP. LIMIT | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | |
|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Chloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Trichlorofluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Freon 113 | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Methylene Chloride | 0.03 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1-Dichloroethane | 0.05 | ND | ND | ND | ND | ND | ND | ND | |
| Chloroform | 0.004 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1,1-Trichloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Carbon Tetrachloride | 0.002 | ND | ND | ND | ND | ND | ND | ND | |
| 1,2-Dichloroethane | 0.003 | ND | ND | ND | ND | ND | ND | ND | |
| Trichloroethene (TCE) | 0.01 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1,2-Trichloroethane | 0.005 | ND | ND | ND | ND | ND | ND | ND | |
| Tetrachloroethene (PCE) | 0.01 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1,1,2-Tetrachloroethane | 0.01 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1,2,2-Tetrachloroethane | 0.001 | ND | ND | ND | ND | ND | ND | ND | |
| Vinyl Chloride | 0.001 | ND | ND | ND | ND | ND | ND | ND | |
| Acetone | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| trans-1,2-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| 2-Butanone (MEK) | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| cis-1,2-Dichloroethene | 0.20 | ND | ND | ND | ND | ND | ND | ND | |
| Cyclohexane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| **Benzene** | 0.003 | **0.012** | **0.031** | ND | ND | ND | ND | ND | |
| 4-Methyl-2-Pentanone | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Toluene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Chlorobenzene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| **Ethylbenzene** | 0.03 | **0.20** | ND | ND | ND | ND | ND | ND | |
| m/p-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| o-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Isobutane (Tracer Gas) | 1.00 | ND | ND | ND | ND | ND | ND | ND | |

**Note:** ND = Below Listed Reporting Limit

**OPTIMAL TECHNOLOGY**
Specializing in Environmental Field Services

# CHAIN OF CUSTODY FORM



| | | | |
|---|---|---|---|
| Site Name/Number | | PO# / Project Ref# | |
| Site Address | **635 N. California Ave., La Puente, CA** | | |
| Company Name | | | |
| Contact Person(s): | | Phone# | Email: |
| Comments: | | | |

| | | | | TESTS REQUIRED (please mark with an "X") | | | |
|---|---|---|---|---|---|---|---|
| Sample Identification | Sampling Device | Date Collected | Time Collected | **Soil Gas Mod 8260B** | **Soil Gas Mod 8021B** | **Soil Gas Mod 8015** | **Notes** |
| BLANK-1 | Syringe | 7/9/21 | 7:11 AM | x | | | |
| B1-SV-5 | Syringe | 7/9/21 | 7:52 AM | x | | | |
| B2-SV-5 | Syringe | 7/9/21 | 8:14 AM | x | | | |
| B3-SV-5 | Syringe | 7/9/21 | 8:42 AM | x | | | |
| B4-SV-5 | Syringe | 7/9/21 | 9:06 AM | x | | | |
| B5-SV-5 | Syringe | 7/9/21 | 9:30 AM | x | | | |
| B6-SV-5 | Syringe | 7/9/21 | 9:54 AM | x | | | |
| B7-SV-5 | Syringe | 7/9/21 | 10:21 AM | x | | | |
| B8-SV-5 | Syringe | 7/9/21 | 10:48 AM | x | | | |
| B10-SV-5 | Syringe | 7/9/21 | 11:12 AM | x | | | |
| B11-SV-5 | Syringe | 7/9/21 | 11:37 AM | x | | | |
| B13-SV-5 | Syringe | 7/9/21 | 12:02 PM | x | | | |
| B12-SV-5 | Syringe | 7/9/21 | 12:26 PM | x | | | |
| B9-SV-5 | Syringe | 7/9/21 | 12:50 PM | x | | | |
| B9-SV-5 Dup | Syringe | 7/9/21 | 12:50 PM | x | | | |
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Collected & Tested by:

Attila Bo

1667 Cross Bridge Place, Thousand Oaks, CA 91362 • Toll Free (877) SOIL GAS (764-5427) • (818) 734-6230 • Fax (818) 734-6235